

सुधारित विकास योजना - परांडा
महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ चे कलम ३१ अन्वये
मंजूरी व पुनर्प्रसिद्धी...


महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-३४०५/१३५६/प्र.क्र.२०७/२००५/नवि-३०
मंत्रालय, मुंबई - ३२.
दि. १३ जून, २००६.

पहा :-१) मुख्याधिकारी, परांडा नगर परिषद यांचे पत्र क्र.
सुदियो/परांडा/२०३/२००५, दिनांक २८ जून, २००५.

२) संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.
पियो-परांडा(सु)/छाननी/टीपीव्ही-५/९५८८, दिनांक २९
डिसेंबर, २००५.

शासन निर्णय :- सोबतची अधिसूचना / सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध
करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,


(शिवाजी पाटणकर)
महाराष्ट्र शासनाचे अवर सचिव

प्रति,
विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.
जिल्हाधिकारी, उस्मानाबाद.
संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.
नगर रचनाकार, उस्मानाबाद शाखा, उस्मानाबाद.
मुख्याधिकारी, परांडा नगर परिषद, जिल्हा उस्मानाबाद.
व्यवस्थापक, शासकीय मुद्रणालय नागपूर.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना / सूचना महाराष्ट्र
शासनाच्या राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून तिच्या प्रत्येकी
५ प्रती या विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात .
✓ कक्ष अधिकारी, (नवि-२९) यांना विनंती करण्यात येते की, त्यांनी प्रस्तुत अधिसूचना
वेबसाईटवर प्रसिद्ध करावी.
निवड नस्ती, कार्यासन नवि-३०.

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Revised Development Plan - Paranda
Sanction under section 31 of the
Maharashtra Regional & Town Planning
Act, 1966.

Notification

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai-400 032
Dated: 13th June, 2006.

Maharashtra Regional and Town Planning Act, 1966.

No.TPS-3405/1356/CR-207 (A)/2005/UD-30 :- Whereas the Paranda Municipal Council (hereinafter referred to as the "said Municipal Council") by its Resolution No.98, dated 15th February 1999 made a declaration under Section 38 read with sub-Section (1) of Section 23 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act' of its intention to revise the sanctioned Development Plan for the entire area within its jurisdiction (hereinafter referred to as the "said Declaration") and a notice of the said Declaration was published in Maharashtra Government Gazette Part-I, Aurangabad Division Supplement, dated 25/11/1999 on page No.1512;

And whereas, the said Municipal Council after carrying out the necessary survey of the entire area within its jurisdiction, prepared and published the Draft Development Plan of Paranda (hereinafter referred to as the 'said Development Plan') vide Resolution No.5 dated 29/08/2002 and published a notice to that effect in the Maharashtra Government Gazette Part-I, Aurangabad Division supplement dated 19/9/2002 on page No.2227 & 2228 in accordance with sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said development plan and submitted the said Development Plan to the State Government under Section 30(1) of the said Act on 04/07/2005;

And whereas, in accordance with the provisions of sub-Section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan & after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan in part with modifications & excluding the parts shown on the said Development Plan (hereinafter referred to as "the said Excluded Part");

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby-

- a) Sanctions part of the said Development Plan of Paranda (R) as submitted under Section 30 subject to the modifications mentioned in the Schedule-I enclosed herewith and shown in Orange verge on the said Development Plan and excluding the said Excluded Part shown bounded also in Pink colour and numbered as EP-1, EP-2 etc.,

b) Fixes the 1st August, 2006 to be the date on which Final Development Plan of Paranda (Revised) (excluding the said "Excluded Part " of the Development Plan) shall come into force.

Note :-

I) The aforesaid final Development Plan of Paranda (excluding the said Excluded Part) as sanctioned by the State Government with modifications shown in Orange verge is kept open for inspection by the public during working hours on all working days for a period of 1 year in the office of the Chief Officer, Paranda Municipal Council, Dist. Osmanabad.

II) The reservations/allocation which have not appeared in Schedule of proposed Substantial Modifications, Part-II are hereby sanctioned for the respective purposes as designated in the Development Plan.

III) This notification is also available on Department's web site www.urban.maharashtra.gov.in

IV) Standardised Building Bye laws and D.C. Rules for 'B' & 'C' class Municipal Council prescribed by Government vide U.D.D. and P.H.D. No.TPS/3678/814-II/UD-5 dated 2nd Nov.of 1979 shall be applicable to Paranda Municipal Council with the modifications as mentioned in the schedule of modifications annexed hereto.

By order and in the name of Governor of Maharashtra.



(Shivaji Patankar)
Under Secretary to Government

SCHEDULE OF MODIFICATIONS

Development Plan, Paranda (Revised)
Accompaniment of Notification No. TPS-3405/1356/CR-207 (AY2005/UD-30.

Dated the 13th June, 2006

Part I

Sr. No	Modification No.	Site No./ Location	Proposal as per plan published under Section 26 of the Maharashtra Regional & Town Planning Act 1966	Proposal as per plan submitted to Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act 1966	Proposal as approved by the Government under Section 31 of the Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6
1	M-1	Site No.18 Garden	Site No.18 Garden Appropriate Authority is Municipal Council Paranda	Site No.18 "Garden" Appropriate Authority is APMC	For Site No.18 Garden, Appropriate Authority is changed from Municipal Council Paranda to APMC, Paranda
2	M-2	Site No.35 Extension to Police Station	Site No.35 Extension to Police Station	Site No.35, Extension to Police Station is deleted and included in Residential Zone	The area acquired as per demand of the Police Department is reinstated as Site No. 35 "Extension to Police Station" and the remaining area of Site No. 35 is deleted & the land so released is included in residential Zone as shown on Plan.
3	M-3	Site No.12 Veg. Market & Shopping Centre	Site No.12 Veg. Market & Shopping Centre	Temple & existing road (Approach to Temple) is deleted from Site No.12 Veg. Market & Shopping Centre	Existing area under Temple & Approach road is deleted from Site No.12 Veg Market & Shopping Centre as shown on Plan.
4	M-4	Site No.17 Weekly Bazaar & Shopping Centre	Site No.17 Weekly Bazaar & Shopping Centre	0.22 Hect area out of Site No.17, Weekly Bazaar & Shopping Centre is deleted & the area so deleted is included in Commercial Zone	0.22 Hect area out of Site No.17, Weekly Bazaar & Shopping Centre is deleted & the area so deleted is included in Commercial Zone as shown on Plan.
5	M-5	Site No.28 Play Ground	Site No.28 Play Ground	Nomenclature of Site No.28 is changed as primary School & Play Ground	Nomenclature of Site No.28 is changed as primary School & Play Ground
6	M-6	Land uses and of manner Development specifically shown in Appendix M at serial No.V (a). (D)	The Municipal Council may acquire the land and develop the dispensary / OR The Maternity Home owner may be permitted to develop the amenities as per norms prescribed by the Divisional Dy. Director of Town Planning on i) 15% of the	The Municipal Council may acquire the land and develop the dispensary / Maternity Home OR The owner may be permitted to develop the amenities as per norms prescribed by the Divisional	The Municipal Council may acquire the land and develop the dispensary / Maternity Home OR The owner may be permitted to develop the amenities as per norms prescribed by the Divisional Dy. Director of Town Planning on i) 10% of the reserved plot in case of dispensary ii) 20% of the reserved plots in case of maternity home and iii) 25% of the reserved plots if both

	reserved plot in case of dispensary ii) 25% of the reserved plots in case of maternity home and iii) 30% of the reserved plots if both amenities are combined. This development by the owner shall be further and subject to his agreeing to hand over the built-up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter the remaining plots / building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking in to account the area utilised for Dispensary / Maternity Home as the case may be.	By Director of Town Planning on i) 15% of the reserved plot in case of dispensary ii) 25% of the reserved plots in case of maternity home and iii) 30% of the reserved plots if both amenities are combined. This development by the owner shall be further and subject to his agreeing to handover the built-up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter the remaining plots / building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking in to account the area utilised for Dispensary / Maternity Home as the case may be.	amenities are combined. This development by the owner shall be further and subject to his agreeing to handover the built-up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter the remaining plots / building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking in to account the area utilised for Dispensary / Maternity Home as the case may be.
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Note-1: Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

Note-2: Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in green colour) on Development Plan are subject to change if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in residential zone then the existing open space in the layout as shown on Development Plan be treated as residential zone with prior approval of Deputy Director of Town Planning, Aurangabad Division, Aurangabad.

Note-3: Draftsman's error which are required to be corrected as per actual situation on site /or as per survey records, sanctioned layouts etc. shall be corrected by the chief officer Municipal Council Paranda after due verification and prior approval of the Director of Town Planning Maharashtra State, Pune.

Note-4: The private or rental premises designated in Public semi Public Zone will continue to be in this zone as long as Public semi Public user exists, otherwise land shall be considered to be included in adjoining major use zone.

Revised Development Plan - Paranda
Sanction under section 31 of the
Maharashtra Regional & Town Planning
Act, 1966.

NOTICE

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai-400 032
Dated : 13th June, 2006.

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-3405/1356/CR-207(B)/2005/UD-30:- Whereas the Paranda Municipal Council (hereinafter referred to as the "said Municipal Council") by its resolution No.98, dated 15/02/1999 made a declaration under Section 38 read with sub-Section (1) of Section 23 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act' of its intention to revise the sanctioned Development Plan for the entire area within its jurisdiction (hereinafter referred to as the "said Declaration") and a notice of the said declaration was published in Maharashtra Government Gazette Part-I, Aurangabad Division Supplement, dated 25/11/1999 on page No.1512;

And whereas, the said Municipal Council after carrying out the necessary survey of the entire area within its jurisdiction, prepared and published the Draft Development Plan of Paranda (hereinafter referred to as the 'said Development Plan') vide Resolution No.5 dated 29/08/2002 and published a notice to that effect in the Maharashtra Government Gazette part-I, Aurangabad Division supplement dated 19/09/2002 on page No.2227 & 2228 in accordance with sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said development plan and submitted the said Development Plan to the State Government under Section 30(1) of the said Act on 04.07.2005;

And whereas, the Government of Maharashtra by its Notification, Urban Development Department, No. TPS-3405/1356/CR-207(A)/2005/UD-30, Dated 09/06/2006 has Sanctioned the part of the said Development Plan of Paranda excluding some part as shown on Plan (numbered as EP-1, EP-2, etc.) in Pink colour (hereinafter referred to as "the said Excluded Part of) ;

And whereas, the Government of Maharashtra has proposed certain modifications in the said Excluded Part of the Development Plan of Paranda which are considered to be of substantial nature;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby-

- a) gives a notice announcing its intention to make certain modifications in the said Excluded Part of Development Plan of Paranda as described in the schedule appended hereto as EP-1, EP-2, ---- etc.;

b) declares that, the copy of the plan showing proposed modifications in the said Excluded Part of Paranda is kept open for the period of one month for public inspection on all working days in the office of-

i) The Deputy Director of Town Planning, Aurangabad Division, Aurangabad

ii) The Chief Officer, Paranda Municipal Council, Dist. Osmanabad;

c) Invites suggestions and objections from any person in respect of the proposed modifications within a period of 60 (Sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. Any suggestions/objections shall be addressed to the Deputy Director of Town Planning, Aurangabad Division, Housing Board Building, 2nd Floor, near Printravel Hotel, Station Road, Aurangabad,

d) Appoints, the Deputy Director of Town Planning, Aurangabad Division, Aurangabad as an officer under sub-Section (2) of Section 31 of the said Act.

e) The Officer i.e. the Deputy Director of Town Planning Aurangabad Division Aurangabad is directed to hear any such person in respect of suggestions and objections received by him in stipulated period and submit his report thereon to the State Government as early as possible.

By order and in the name of Governor of Maharashtra.



(Shivaji Patankar)
Under Secretary to Government